

**SNAPSHOT of HOME Program Performance--As of 06/30/09**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Winston-Salem Consortium

State: NC

PJ's Total HOME Allocation Received: \$20,879,144

PJ's Size Grouping\*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	18		
% of Funds Committed	95.86 %	92.11 %	3	93.41 %	77		74
% of Funds Disbursed	82.31 %	84.70 %	12	84.68 %	27		30
Leveraging Ratio for Rental Activities	5.74	6.25	1	4.72	100		100
% of Completed Rental Disbursements to All Rental Commitments***	94.24 %	86.92 %	11	80.76 %	49		44
% of Completed CHDO Disbursements to All CHDO Reservations***	80.78 %	72.39 %	5	68.18 %	73		68
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	92.39 %	78.09 %	5	80.32 %	82		76
% of 0-30% AMI Renters to All Renters***	52.79 %	37.27 %	7	45.16 %	67		65
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.63 %	1	95.04 %	100		100
Overall Ranking:				In State:	2 / 18	Nationally:	86 85
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,729	\$9,891		\$26,037	841 Units		48.90 %
Homebuyer Unit	\$14,233	\$11,276		\$14,755	381 Units		22.20 %
Homeowner-Rehab Unit	\$19,472	\$24,253		\$20,487	233 Units		13.50 %
TBRA Unit	\$5,384	\$1,768		\$3,225	265 Units		15.40 %

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

**Participating Jurisdiction (PJ):** Winston-Salem Consortium NC

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$64,894	\$91,502	\$26,954
<b>State:*</b>	\$68,883	\$82,328	\$25,578
<b>National:**</b>	\$92,323	\$73,745	\$23,292

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.7 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 0.85

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>					<b>HOUSEHOLD TYPE:</b>				
White:	14.1	14.2	47.6	14.7	Single/Non-Elderly:	36.3	14.7	18.9	52.8
Black/African American:	85.0	76.9	51.1	82.6	Elderly:	26.6	2.1	50.6	2.3
Asian:	0.0	0.3	0.0	0.4	Related/Single Parent:	33.4	68.8	12.9	41.9
American Indian/Alaska Native:	0.6	0.3	0.4	0.4	Related/Two Parent:	1.3	10.8	12.9	1.5
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	2.4	3.7	4.7	1.5
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.4	0.4					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.5	0.0	0.4					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
<b>ETHNICITY:</b>									
Hispanic	0.2	7.9	0.4	1.1					
<b>HOUSEHOLD SIZE:</b>					<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>				
1 Person:	40.5	13.1	50.2	52.1	Section 8:	44.6	0.0 <sup>#</sup>		
2 Persons:	21.6	21.0	24.0	24.9	HOME TBRA:	0.4			
3 Persons:	20.9	35.2	10.7	15.1	Other:	13.8			
4 Persons:	11.1	17.1	8.6	5.7	No Assistance:	41.3			
5 Persons:	3.8	8.1	3.9	1.1					
6 Persons:	1.2	3.4	1.7	1.1					
7 Persons:	0.1	1.3	0.9	0.0					
8 or more Persons:	0.7	0.8	0.0	0.0					
					<b># of Section 504 Compliant Units / Completed Units Since 2001</b>				13

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Winston-Salem Consortium

State: NC

Group Rank: 86  
(Percentile)

State Rank: 2 / 18 PJs

Overall Rank: 85  
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	<b>94.24</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	<b>80.78</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>92.39</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	<b>100</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	<b>2.8</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

